

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS -
REGULATION 3 TOWN AND COUNTRY PLANNING GENERAL
REGULATIONS 1992 (AS AMENDED)**

Reference No: **2023/48/92604/E**

Site Address: 32, Laverhills, Hightown, Liversedge, WF15 8EB

Description: Erection of single story side extension and associated works

Recommending Officer: Morgan Braithwaite

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 05-Jan-2024

OFFICER REPORT

Site Description

32 Laverhills, Hightown, Liversedge, WF15 8EB is a two-storey semi-detached dwelling.

The property is constructed from brick.

The dwellings that form the street scene are uniform in appearance and scale.

The area is predominantly residential in nature and constructed of a similar material palette.

Description of Proposal

The application has been received for the erection of a single storey side extension.

The proposed extension would extend 2.8 meters beyond the side elevation of the existing dwelling and have a width of 3.3 meters.

The proposal would feature a pitched roof with a height of 3.8 meters and an eaves height of 2.7 meters.

The proposal would be constructed of brick to match the existing dwelling.

Relevant Planning History

No relevant planning history.

Representation

The application was advertised by neighbour notification letters which expired on 26.10.2023, along with a planning notice.

No representations were received as a result of site publicity.

Consultation Responses

None required

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is unallocated on the Kirklees Local Plan.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Kirklees Local Plan Policies

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 22 – Parking
- LP 24 - Design

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Negotiations
- 7) Conditions
- 8) Conclusion

Principle of Development

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material

planning considerations, including visual and residential amenity, as well as highway safety.

These issues along with other policy considerations will be addressed below.

Impact on Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations supplementary planning document (SPD) state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the HEASPD goes onto state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials, and details.

The proposal would be visible from the street scene as it relates to the side elevation of the existing dwelling. The proposal would be single storey in scale, the materials of the proposal would be in keeping with the host dwelling. It should also be noted the proximity of the dwelling to a Public Right of Way (PROW). However, it has been considered and deemed that the extension would have no adverse impact on the PROW due to the scale of the extension. Having taken the above into account, the proposed extension would not cause any significant harm to the visual amenity of either the host dwelling or wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale, and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building.

Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

The size of the extension would cover some of the amenity space of the applicant property. It is considered that the proposal would not take up a significant amount of useable amenity space and sufficient amenity space would be retained if the proposal was to receive permission. Therefore, the proposal would be acceptable in terms of residential amenity of future occupants of the dwelling.

Impact on 16, Aquila Way, Hightown, Liversedge, WF15 8DY

The proposal would only be single storey in height; therefore, it would have limited impact on no. 16 due to its scale. There is also a garden hedge which could have the potential to screen the proposed extension from no.16. In addition, the angled relationship between no.16 and the applicant property may be such that the existing dwelling would screen the proposed extension from no.16.

As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 15, Aquila Way, Hightown, Liversedge, WF15 8DY

The proposal would only be single storey in height; therefore, it would have limited impact on no. 15 due to its scale. There is also a garden hedge which could have the potential to screen the proposed extension from no.15. In addition, the angled relationship between no.16 and the applicant property may be such that the existing dwelling would screen the proposed extension from no.15.

As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 14, Aquila Way, Hightown, Liversedge, WF15 8DY

The proposal would only be single storey in height; therefore, it would have limited impact on no.14 due to its scale. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 13, Aquila Way, Hightown, Liversedge, WF15 8DY

The proposal would only be single storey in height; therefore, it would have limited impact on no.13 due to its scale. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 12, Aquila Way, Hightown, Liversedge, WF15 8DY

The proposal would only be single storey in height; therefore, it would have limited impact on no.12 due to its scale. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 31, Laverhills, Hightown, Liversedge, WF15 8EB

The proposal would be situated to the north-west of the semi-detached property. The proposal is also single storey in height and would not be visible by no.31. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 33, Laverhills, Hightown, Liversedge, WF15 8EB

The proposal would be situated to the north-west of the applicant property, which is adjacent to the garden of no.33. There is a footpath separating the two properties. The proposal is single storey in height, as such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

In summary, the proposal would have no adverse impact upon the residential amenity of adjacent occupiers and would accord with Policy LP24 of the KLP and the Key Design Principles of the House Extensions and Alterations SPD.

Impact on Highway Safety

The proposal would result in some intensification of the domestic use of the property. The proposal would not see the addition of bedrooms or alterations to car parking arrangements.

Other Matters

Carbon Budget

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

Representations

No representations received.

Negotiations

No alterations were requested during the course of the application.

Proposed Conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching Materials condition.

Conclusion

The application to erect a single storey extension to 32, Laverhills, Hightown, Liversedge, WF15 8EB has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, the National Planning Policy Framework and other material considerations.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation – Delegated Powers

Application Number: 2023/92604

Officer Recommendation: Approve

Conditions and Reasons

1) The development hereby permitted shall be begun within three years of the date of this permission

Reason: Pursuant of the requirements of Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3) The external facing and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of Chapter 12 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07:30 and 18:30 hours, Monday to Fridays

08:00 and 13:00 hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by servicing a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Date Received
Grouped Plans and Elevations – 02a proposed plans	1006913	12.09.2023
Grouped Plans and Elevations – 01a location plan and existing plans	1006912	12.09.2023

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

No alterations have been sought since submission as the proposals were considered to be acceptable in their original form.

Report dated: 27.11.2023